

URBAN RENEWAL PLAN

MOUNT CLARE

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URBAN RENEWAL PLAN

MOUNT CLARE

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY

THE MAYOR AND CITY COUNCIL OF BALTIMORE

BY ORDINANCE NO. 619

DATED MAY 30, 1974

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL OF BALTIMORE:

- I. Amendment No. 1, dated January 26, 1976 and revised April 22, 1976, approved by the Mayor and City Council of Baltimore by Ordinance No. 48, dated May 14, 1976.
- II. Amendment No. 2, dated December 17, 1976 and revised May 24, 1977, approved by the Mayor and City Council of Baltimore by Ordinance No. 336, dated June 15, 1977.
- III. Amendment No. 3, dated January 2, 1979, approved by the Mayor and City Council of Baltimore by Ordinance No. 1020, dated May 16, 1979.
- IV. Amendment No. 4, dated December 5, 1979 and revised May 1, 1980, approved by the Mayor and City Council of Baltimore by Ordinance No. 58, dated June 2, 1980.
- V. Amendment No. 5, dated April 23, 1986 and revised May 15, 1986, approved by the Mayor and City Council of Baltimore by Ordinance No. 712, dated June 27, 1986.

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2. Land Use Plan Map, dated as revised May 15, 1986.
3. Zoning Districts Map, dated as revised June 27, 1986.

URBAN RENEWAL PLAN

MOUNT CLARE

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Baltimore, Maryland

A. DESCRIPTION OF PROJECT

1. Boundary Description

BEGINNING FOR THE SAME AT THE INTERSECTION OF THE WEST SIDE OF SOUTH CAREY STREET AND THE NORTH SIDE OF WEST LOMBARD STREET; THENCE FROM SAID POINT OF BEGINNING AND BINDING ON THE NORTH SIDE OF WEST LOMBARD STREET EASTERLY TO INTERSECT THE WEST SIDE OF SCOTT STREET; THENCE BINDING ON THE WEST SIDE OF SCOTT STREET SOUTHERLY TO INTERSECT THE NORTHERN PROPERTY LINE OF 102 SCOTT STREET; THENCE BINDING ON THE NORTHERN PROPERTY LINE OF 102 SCOTT STREET WESTERLY TO INTERSECT THE EASTERN PROPERTY LINE OF 841 WEST LOMBARD STREET; THENCE BINDING ON THE EASTERN PROPERTY LINE OF 841 WEST LOMBARD STREET AND THE EXTENSION OF SAID PROPERTY LINE SOUTHERLY TO INTERSECT THE SOUTH SIDE OF LEMMON STREET; THENCE BINDING ON THE SOUTH SIDE OF LEMMON STREET WESTERLY TO INTERSECT THE EASTERN PROPERTY LINE OF 802-806 WEST PRATT STREET; THENCE BINDING ON THE EASTERN PROPERTY LINE OF 802-806 WEST PRATT STREET SOUTHERLY TO INTERSECT THE NORTH SIDE OF WEST PRATT STREET; THENCE BINDING ON THE NORTH SIDE OF WEST PRATT STREET EASTERLY TO INTERSECT THE WEST SIDE OF SCOTT STREET; THENCE BINDING ON THE WEST

SIDE OF SCOTT STREET SOUTHERLY TO INTERSECT THE NORTH SIDE OF THE FORMER BED OF MCHENRY STREET; THENCE BINDING ON THE NORTH SIDE OF THE FORMER BED OF MCHENRY STREET WESTERLY TO INTERSECT THE EAST SIDE OF PARKIN STREET; THENCE BINDING ON THE EAST SIDE OF PARKIN STREET SOUTHERLY TO INTERSECT THE SOUTH SIDE OF THE FORMER BED OF MCHENRY STREET; THENCE BINDING ON THE SOUTH SIDE OF THE FORMER BED OF MCHENRY STREET WESTERLY TO INTERSECT THE WESTERN PROPERTY LINE OF 823 MCHENRY STREET; THENCE BINDING ON THE WESTERN PROPERTY LINE OF 823 MCHENRY STREET AND THE EXTENSION OF SAID PROPERTY LINE SOUTHERLY, WESTERLY, AND SOUTHERLY AGAIN TO INTERSECT THE SOUTH SIDE OF RAMSAY STREET; THENCE BINDING ON THE SOUTH SIDE OF RAMSAY STREET EASTERLY TO INTERSECT THE EASTERN PROPERTY LINE OF 877 RAMSAY STREET; THENCE BINDING ON THE EASTERN PROPERTY LINE OF 877 RAMSAY STREET SOUTHERLY TO THE POINT OF INTERSECTION OF THE NORTH SIDE OF CLIFFORD STREET AND THE EAST SIDE OF CALLENDER STREET; THENCE BINDING ON THE EAST SIDE OF CALLENDER STREET SOUTHERLY TO INTERSECT THE NORTH SIDE OF WASHINGTON BOULEVARD; THENCE BINDING ON THE NORTH SIDE OF WASHINGTON BOULEVARD WESTERLY TO INTERSECT THE WESTERN PROPERTY LINE OF 1100 WASHINGTON BOULEVARD; THENCE BINDING ON THE WESTERN PROPERTY LINE OF 1100 WASHINGTON BOULEVARD NORTHERLY TO INTERSECT THE SOUTH SIDE OF THE FIRST 10-FOOT ALLEY; THENCE BINDING ON THE SOUTH SIDE OF SAID 10-FOOT ALLEY WESTERLY TO INTERSECT THE EXTENSION OF THE WEST SIDE OF THE FIRST 5-FOOT ALLEY; THENCE BINDING ON THE WEST

SIDE OF SAID 5-FOOT ALLEY AND THE EXTENSION OF THE WEST SIDE OF SAID 5-FOOT ALLEY NORTHERLY TO INTERSECT THE NORTH SIDE OF SARGEANT STREET; THENCE BINDING ON THE NORTH SIDE OF SARGEANT STREET EASTERLY TO INTERSECT THE EASTERN PROPERTY LINE OF 1102 SARGEANT STREET; THENCE BINDING ON THE EASTERN PROPERTY LINE OF 1102 SARGEANT STREET NORTHERLY TO INTERSECT THE SOUTH SIDE OF THE FIRST 4-FOOT ALLEY; THENCE BINDING ON THE SOUTH SIDE OF SAID 4-FOOT ALLEY WESTERLY TO INTERSECT THE EASTERN PROPERTY LINE OF 1110 SARGEANT STREET; THENCE BINDING ON THE EASTERN PROPERTY LINE OF 1110 SARGEANT STREET NORTHERLY TO INTERSECT THE SOUTH SIDE OF JAMES STREET; THENCE BINDING ON THE SOUTH SIDE OF JAMES STREET WESTERLY TO INTERSECT THE EASTERN PROPERTY LINE OF 1181-1183 JAMES STREET; THENCE BINDING ON THE EASTERN PROPERTY LINE OF 1181-1183 JAMES STREET SOUTHERLY TO INTERSECT THE SOUTHERN PROPERTY LINE OF 1181-1183 JAMES STREET; THENCE BINDING ON THE SOUTHERN PROPERTY LINE OF 1181-1183 JAMES STREET AND 1185 JAMES STREET WESTERLY TO INTERSECT THE EAST SIDE OF WEST OSTEND STREET; THENCE BINDING ON THE EAST SIDE OF WEST OSTEND STREET SOUTHERLY TO INTERSECT THE EXTENSION OF THE SOUTH SIDE OF THE FIRST 10-FOOT ALLEY SOUTH OF JAMES STREET; THENCE CROSSING WEST OSTEND STREET ON THE EXTENSION OF THE SOUTH SIDE OF SAID 10-FOOT ALLEY AND BINDING ON THE SOUTH SIDE OF SAID 10-FOOT ALLEY WESTERLY TO INTERSECT THE EXTENSION OF THE WESTERN PROPERTY LINE OF 1201 JAMES STREET; THENCE BINDING ON THE EXTENSION OF AND THE WESTERN PROPERTY LINE OF 1201 JAMES STREET NORTHERLY TO

INTERSECT THE SOUTH SIDE OF JAMES STREET; THENCE BINDING ON THE SOUTH SIDE OF JAMES STREET WESTERLY TO INTERSECT THE EXTENSION OF THE WEST SIDE OF THE FIRST 10-FOOT ALLEY WEST OF WEST OSTEND STREET; THENCE CROSSING JAMES STREET ON THE EXTENSION OF THE WEST SIDE OF SAID 10-FOOT ALLEY AND BINDING ON THE WEST SIDE AND THE EXTENSION OF THE WEST SIDE OF SAID 10-FOOT ALLEY NORTHERLY TO INTERSECT THE NORTH SIDE OF GLYNDON AVENUE; THENCE BINDING ON THE NORTH SIDE OF GLYNDON AVENUE EASTERLY TO INTERSECT THE WESTERN PROPERTY LINE OF 1200 GLYNDON AVENUE; THENCE BINDING ON THE WESTERN PROPERTY LINE OF 1200 GLYNDON AVENUE NORTHERLY TO INTERSECT THE SOUTH SIDE OF THE FIRST 10-FOOT ALLEY; THENCE BINDING ON THE SOUTH SIDE OF SAID 10-FOOT ALLEY AND THE EXTENSION OF THE SOUTH SIDE OF SAID ALLEY WESTERLY TO INTERSECT THE WEST SIDE OF SOUTH CAREY STREET; THENCE BINDING ON THE WEST SIDE OF SOUTH CAREY STREET NORTHWESTERLY AND NORTHERLY TO INTERSECT THE SOUTHERN PROPERTY LINE OF 1307 RAMSAY STREET; THENCE BINDING ON THE SOUTHERN PROPERTY LINE OF 1307 RAMSAY STREET SOUTHERLY AND WESTERLY TO INTERSECT THE SOUTH SIDE OF THE FIRST 3-FOOT ALLEY; THENCE BINDING ON THE SOUTH SIDE OF SAID 3-FOOT ALLEY WESTERLY TO INTERSECT THE EXTENSION OF THE WESTERN PROPERTY LINE OF 1325 RAMSAY STREET; THENCE BINDING ON THE EXTENSION OF AND THE WESTERN PROPERTY LINE OF 1325 RAMSAY STREET NORTHERLY TO INTERSECT THE SOUTH SIDE OF RAMSAY STREET; THENCE BINDING ON THE SOUTH SIDE OF RAMSAY STREET EASTERLY TO INTERSECT THE EXTENSION OF THE WEST SIDE OF SOUTH WOODYEAR STREET; THENCE

BINDING ON THE EXTENSION OF AND THE WEST SIDE OF SOUTH WOODYEAR STREET NORTHERLY TO INTERSECT THE NORTH SIDE OF MCHENRY STREET; THENCE BINDING ON THE NORTH SIDE OF MCHENRY STREET EASTERLY TO INTERSECT THE WESTERN PROPERTY LINE OF 1304 MCHENRY STREET; THENCE BINDING ON THE WESTERN PROPERTY LINE OF 1304 MCHENRY STREET NORTHERLY TO INTERSECT THE SOUTH SIDE OF THE FIRST 3-FOOT ALLEY; THENCE BINDING ON THE SOUTH SIDE OF SAID 3-FOOT ALLEY WESTERLY TO INTERSECT THE WEST SIDE OF THE FIRST 12-FOOT ALLEY; THENCE BINDING ON THE WEST SIDE AND THE EXTENSION OF THE WEST SIDE OF THE FIRST 10-FOOT ALLEY; THENCE BINDING ON THE NORTH SIDE OF SAID 10-FOOT ALLEY WESTERLY TO INTERSECT THE WESTERN PROPERTY LINE OF 1311 WEST PRATT STREET; THENCE BINDING ON THE WESTERN PROPERTY LINE OF 1311 WEST PRATT STREET NORTHERLY TO INTERSECT THE SOUTH SIDE OF WEST PRATT STREET; THENCE BINDING ON THE SOUTH SIDE OF WEST PRATT STREET EASTERLY TO INTERSECT THE EXTENSION OF THE WEST SIDE OF THE SECOND 3-FOOT ALLEY WEST OF SOUTH CAREY STREET; THENCE BINDING ON THE EXTENSION OF AND THE WEST SIDE OF SAID 3-FOOT ALLEY NORTHERLY TO INTERSECT THE NORTH SIDE OF LEMMON STREET; THENCE BINDING ON THE NORTH SIDE OF LEMMON STREET EASTERLY TO INTERSECT THE WEST SIDE OF SOUTH CAREY STREET; THENCE BINDING ON THE WEST SIDE OF SOUTH CAREY STREET NORTHERLY TO THE POINT OF BEGINNING.

2. Objectives and Reasons for the Various Provisions of this Plan

The basic goal of the Plan is to complement the renovation program of the B & O Railroad Museum. The objectives of the Plan are:

- a. To establish a positive and identifiable image for the Mount Clare Area.
- b. To promote historic and architectural preservation.
- c. To eliminate blight and deterioration by rehabilitation and repairing salvageable structures.
- d. To protect the area from future blighting influences through clearance and redevelopment.
- e. To bring about a general physical improvement in the area by coordinated public improvements.
- f. To encourage development which serves to focus public awareness on the unique attractions available at the B & O Railroad Museum.
- g. To support development which provides the maximum feasible opportunity for training and employment of City residents.
- h. To provide improved shopping facilities for both the neighborhood and the Baltimore region.
- i. To establish a plan review process to assure development which respects adjacent communities and these Plan objectives.

B. LAND USE PLAN

1. Land Use Map

Predominant land uses are shown on the Land Use Plan Map, Exhibit 2. Additional public improvements and facilities not identified on the Land Use Plan will include utility and street improvements such as paving, lighting, and street trees.

2. Permitted Uses

Only the uses shown on the Land Use Plan Map, Exhibit 2, shall be permitted within the project area. These uses are Residential, Neighborhood Business, Community Business, Community Commercial, Industrial, and Public. Accessory uses including landscaping, off-street parking, and off-street loading shall be permitted. Planned Unit Developments in accordance with the regulations of Chapter 12 of the Zoning Ordinance on Baltimore City shall be permitted provided that they are duly approved in the manner set forth in said Zoning

Ordinance. In addition, certain existing uses will be permitted to continue operations subject to the provisions governing non-conforming and non-complying uses set forth in Sections B-2.g and B-2.h of this Plan.

a. Residential

Uses permitted shall be those as established in the R-8 and R-9 Zoning Districts of the Zoning Ordinance of Baltimore City. Exhibit 3 indicates the location of the applicable zoning districts.

b. Neighborhood Business

Uses permitted shall be those as established in the B-1 Zoning District of Zoning Ordinance of Baltimore City.

c. Community Business

Uses permitted shall be those as established in the B-2 Zoning District of the Zoning Ordinance of Baltimore City.

d. Community Commercial

Uses permitted shall be those as established in the B-3 Zoning District of the Zoning Ordinance of Baltimore City, except for dance halls, hotels and motels, liquor stores, religious institutions, taverns, automobile accessory and repair stores, battery and tire sales and service, contractor and construction shops, moving and storage establishments, palmists, restaurants and lunch rooms; and stables for horses.

e. Industrial

Uses permitted shall be in accordance with the applicable standards of the Zoning Ordinance of Baltimore City.

f. Public

The uses shall be limited to parks, playgrounds, plazas, and malls; active and passive recreation; schools and related educational facilities; neighborhood centers; public offices; libraries; fire houses; parking; other public facilities.

g. Non-Conforming

A non-conforming use is any lawfully existing use of a building or other structure, or of land, which does not conform to the applicable use regulations of the district in which it is located according to Article 30 of the Baltimore City Code (1976 Edition, as amended), titled "Zoning". Non-Conforming uses shall be permitted to continue subject to the provisions of Chapter 8 of said Article 30, titled "Non-Conformance".

h. Non-Complying

A non-complying use, as set forth in Chapter 8 of Article 30 of the Baltimore City Code (1976 Edition, as amended), titled “Zoning”, is any lawfully existing structure which does not comply with the bulk regulations of the zoning district in which it is located. These non-complying uses shall be permitted to continue, subject to the provisions of said Chapter 8.

In addition, a non-complying use – when such term is used herein – is any lawfully existing use of a building or other structure, or of land, which does not comply with the land use regulations of the Plan. These non-complying uses shall be permitted to continue for an indefinite period of time, except that:

- (1) any non-complying land use which is discontinued for a period exceeding 12 months shall not be re-established;
- (2) no change in the permanent physical members of a structure, such as bearing walls, columns, beams, or girders, or no substantial change in the roof or in the exterior walls shall be made in or to a building or structure except those required by law or except to make the building and use thereof conform to the regulations of the Plan; and
- (3) no non-complying land use shall be changed to any other non-complying use.

C. TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

The major urban renewal actions proposed are rehabilitation.

1. Rehabilitation

All properties in the project area which are not to be acquired for clearance and redevelopment shall be designated for rehabilitation and shall be subject to the following restrictions:

a. Property Rehabilitation Standards

Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore. Cleaning of masonry façades by means of sandblasting shall not be permitted.

b. New Construction, Exterior Rehabilitation, and Change in Use

All plans for new construction (including parking lots), exterior rehabilitation, and change of use on any property not to be acquired under the provisions of this Plan shall be submitted to the Department of Housing and Community Development for review.

Only upon finding that the proposed plans are consistent with the objectives of the Urban Renewal Plan shall the Commissioner of the Department of Housing and Community Development authorize the processing of the plans for issuance of a building permit. The provisions of this section are in addition to and not in lieu of all other applicable laws and ordinances relating to new construction.

c. Demolition

All applications for demolition permits shall be submitted to the Department of Housing and Community Development for review and approval. Upon finding that the proposed demolition is consistent with the objectives of the Urban Renewal Plan, the Commissioner of the Department of Housing and Community Development shall authorize the issuance of the necessary permit. If the Commissioner finds that the proposal is inconsistent with the objectives of the Urban Renewal Plan and therefore denies the issuance of the permit, he shall, within 90 days of such denial, seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore the property, in whole or in part, on which said demolition was to have occurred, by purchase, lease, condemnation, gift or other legal means for the renovation, rehabilitation and disposition thereof. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner shall, without delay, issue the demolition permit.

2. Acquisition

Properties to be acquired are identified on the Property Acquisition and Land Disposition Map, Exhibit 1. Clearance is proposed only where the objectives of this Urban Renewal Plan cannot be achieved through rehabilitation.

a. Conditions Under Which Property Not Designated for Acquisition May be Acquired

(1) Non-salvable and non-compliance with Property Rehabilitation Standards

It may be necessary to acquire by purchase or by condemnation, for urban renewal purposes, the fee simple interest or any lesser interest in and to properties in areas designated for rehabilitation as may be deemed necessary and proper by the Commissioner of the Department of Housing and Community Development to effect the proper implementation of the project. This may include:

- (a) Any property in areas designated for rehabilitation containing a non-salvable structure, i.e., a structure which in the opinion of the Commission of the Department of Housing and Community Development cannot be economically rehabilitated.
- (b) Any property the owner of which is unable or unwilling to comply or conform to the Property Rehabilitation Standards set forth in the Urban Renewal Plan within 12 months from the date of written notice of the required improvements, the Department of Housing and Community Development,

after due consideration that the property owner has failed to achieve substantial conformity with the Property Rehabilitation Standards, may acquire such property pursuant to the Eminent Domain Law of this State as if the property had originally been planned for acquisition after 90-days written notice to the owner. The Department of Housing and Community Development reserves the right to acquire any such non-complying property for a period of two (2) years from the date of said written 90-days notice by the Department of Housing and Community Development.

(2) Rehabilitation by the Department of Housing and Community Development

- (a) Properties listed in Appendix A, “Properties for Acquisition and Disposition for Residential Rehabilitation”, are being acquired by the Department of Housing and Community Development to achieve the objectives of the Urban Renewal Plan. Also, in such of the remaining properties not designated for acquisition, in addition to those properties enumerated in Section C.2.a.(1) above, it may be necessary to acquire by purchase or by condemnation the fee simple interest, or any lesser interest, in order to carry out rehabilitation by the Department of Housing and Community Development.
- (b) These properties are being acquired because:
 - i. it is necessary to make residential structures available for use for low- or moderate-income families; or
 - ii. rehabilitation on a structure-by-structure basis is infeasible, and assemblage of a group of properties is required to carry out the objectives set forth in this Plan; or
 - iii. rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound residential blocks.

(3) Actions to be followed by the Department of Housing and Community Development upon acquisition of such property

Upon acquisition of properties described in Section C.2.a., the Department of Housing and Community Development will either:

- (a) rehabilitate the property in conformance with the property rehabilitation standards and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, units may be rented; or
- (b) sell or lease the property subject to rehabilitation in conformance with the property rehabilitation standards; or
- (c) demolish the structure or structures thereon and dispose of land for redevelopment for uses in accordance with this Plan.

b. Regulations, Controls, and Restrictions on Land to be Acquired

Over and above the codes and ordinances of Baltimore City, the following regulations, controls, and restrictions will be applied where appropriate by covenants or other provisions in the agreements for land disposition and instruments of conveyance executed pursuant thereof.

(1) General Provisions

- (a) The Redeveloper will not enter into, execute, or be a party to any covenant, agreement, lease, deed, assignment, conveyance, or any other instruments, which restricts the sale, lease, use of occupancy of the property, or any part thereof, or any improvements placed thereon, upon the basis of national origin, race, religion, sex, or color. Such agreement or covenant providing for this non-discrimination provision shall remain in effect without limitation as to time. The Redeveloper will comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.
- (b) The Redeveloper shall begin and complete the development of land for the uses required in the Plan and the construction of improvements agreed upon in the disposition instruments within a reasonable time as determined by said instruments.
- (c) No building, structure, parking area shall be constructed over an easement without the prior consent of the Commissioner of the Department of Housing and Community Development and the Director of the Department of Public Works.
- (d) All land not covered by structures, paved parking, loading, or related service areas, paved areas for pedestrian circulation or decorative surface treatments shall be provided with landscaped treatment. Landscaped treatment encompasses the planting of any, all, or a combination of the following: trees, shrubs, ground cover, grass and flowers. The amount of landscape treatment should be determined by the nature of the development, and should serve to improve the utility of the site, soften and relieve the effects of structure and pavement, and provide visual harmony. All screening and landscaping shall be maintained in good condition.
- (e) Off-street parking requirements and effective screening shall be provided on all lots as established in the Zoning Ordinance of Baltimore City or in such lesser amount as may be authorized by the Board of Municipal and Zoning Appeals as a Special Exception.

- (f) No materials shall be stored or permitted to remain outside buildings. No waste material, refuse, or garbage shall be permitted to remain outside buildings except as permitted by the Baltimore City regulations regarding containers for garbage; the areas for such containers shall be properly screened from adjacent properties and public streets and alleys.
- (g) Except as otherwise provided in specific lot controls, no signs other than those identifying the structure upon which they are installed or identifying the use conducted therein shall be permitted. No sign shall extend above the roof line or parapet wall of the building to which it is attached; no sign shall project more than 12 inches from the building to which it is attached. No free-standing signs shall be permitted.

No animated or pulsating signs shall be permitted. The total area of exterior signs for each building shall not exceed in gross area one foot (1') times the street frontage, in feet, of the building except that signs not exceeding six (6) square feet in area erected for the purpose of directing motorists to the entrance or exit points of off-street parking areas shall be permitted when attached to a fence, screening wall, or building wall, and shall not be included in the total area calculated for exterior signs.

(2) Residential Disposition Lots

(a) Schedule of Standards for Residential Development

	<u>Walk-up Apartments*</u>	<u>Rowhouses</u>	<u>High-Rise Elevator</u>
Maximum Density (du's per acre)	30	30	150
Floor Area Ratio	**	**	3.0
Minimum Rear Yard***	***	***	***

* Shall not exceed nine (9) in a row

** Shall not be restricted to a maximum height of thirty-five feet (35')

*** A minimum rear yard of twenty (20) feet shall be required except where lesser amounts are authorized by the Board of Municipal and Zoning Appeals

- (b) Disposition Lot 15 – On Residential Disposition Lot 15, a thirteen (13) foot utility/drainage/pedestrian easement will be required with maintenance being the responsibility of the developer.

- (c) Disposition Lot 17 – On Residential Disposition Lot 17, a twenty (20) foot utility/drainage/pedestrian easement will be required with maintenance being the responsibility of the developer.
- (d) Disposition Lots 11, 21, 22, 24, 25, 28, 29, 30 and 31
 - i. The use of these lots shall be limited to rear or side yard extensions for adjacent properties.
 - ii. A fence enclosure shall be provided at the property line and shall consist of a wood or metal fence not less than four (4) feet in height.
 - iii. On Disposition Lots 28, 29, 30, and 31 a three (3) foot pedestrian/drainage easement will be maintained by the owner. This easement shall be unobstructed by fences, planting, or any other impediment.

(3) Public Disposition Lots

- (a) Disposition Lot B – Right-of-way Disposition Lot B will be leased and maintained by the developer of Disposition Lots 15 and 17 and will be limited to a turn around area and parking.

3. Review of Development

a. Department of Housing and Community Development Review

(1) Land to be Acquired and Disposed of

The Department of Housing and Community Development specifically reserves the right to review and approve the Redeveloper's plans and specifications for development or rehabilitation with respect to their conformance with the provisions of the Renewal Plan and in order to achieve harmonious development of the project area. The Department also reserves the right to refuse to approve any such drawings, plans or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in so passing upon such drawings, plans and specifications, it shall have the right to take into consideration, but shall not be limited to, the suitability of the site plans, architectural treatment, building plans, elevations, materials and color, construction details, access, parking, loading, landscaping, identification signs, exterior lighting, refuse collection details, streets, sidewalks and the harmony of the plans with the surroundings.

(2) Land Not to be Acquired

Under the provisions of C.1.b. of this Plan, the Department of Housing and Community Development has the right to review all plans for new construction (including parking lots), exterior rehabilitation, or change in the use of any

property not to be acquired. In reviewing these plans, the Commissioner of the Department of Housing and Community Development shall be concerned with the objectives and design aspects contained in this Plan.

b. Community Review

The Department of Housing and Community Development may submit to the Mount Clare Circle Improvement Association, or its successor, for its review and comment, the form and content of all proposals to redevelop land to be disposed of and the Preliminary and proposed Final Construction Plans for each disposition lot designated in this Plan. The Commissioner of the Department of Housing and Community Development may also, at his discretion, submit to said Association, or its successor, for its review and comment, the plans for development or rehabilitation on any property not to be acquired. The Mount Clare Circle Improvement Association, or its successor, shall advise the Department of Housing and Community Development of its recommendations regarding the acceptability and/or priority of all plans and proposals. The written comments shall be transmitted to the Department of Housing and Community Development no later than three (3) weeks after the proposals and/or plans have been submitted to the Mount Clare Circle Improvement Association or its successor; otherwise, it is presumed that the proposals and/or plans are acceptable. The Commissioner of the Department of Housing and Community Development retains final authority to approve or disapprove all plans and to grant or withhold development priorities, disposing of redevelopment land through procedures established by the Department of Housing and Community Development.

4. Relocation

- a. The Department of Housing and Community Development assures that before individuals or families are displaced from their dwelling units due to the requirements of this Plan, standard housing within the displacees' financial means shall be provided. Residents living within the project area, if displaced through the requirements of this Plan shall be given a priority by the Department of Housing and Community Development to any housing within the project area over which the Department has direct control.
- b. The Department of Housing and Community Development assures that before firms or individual businesses are displaced from their present location of operation, due to the requirements of this Plan, standard commercial structures within the displacees' financial means, in or near the project area, shall be identified. Businesses displaced because of the requirements of this Plan shall be given favorable consideration, but not necessarily priority, by the Department of Housing and Community Development in the review of commercial and industrial redevelopment proposals.

D. DURATION OF PROVISIONS AND REQUIREMENTS

- III The Mount Clare Urban Renewal Plan, as it may be amended from time to time, shall remain in full force and effect for a period of forty (40) years from the date of original adoption of this Renewal Plan by Ordinance of the Mayor and City Council of Baltimore.

E. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS

The following information is required by Ordinance No. 152 of the Mayor and City Council of Baltimore, approved June 28, 1968.

1. Land Disposition

- a. Land and property interests acquired by the Mayor and City Council within the area will be disposed of by sale, lease, conveyance, or transfer of other means available to the City, in accordance with the provisions of this Plan.
- b. The parcels shown on the Property Acquisition and Land Disposition Map, Exhibit 1, as available for disposition, are schematic and approximate. The Department of Housing and Community Development shall have the right, in its discretion, to fix their precise boundaries and size. For purposes of disposition, these parcels or lots may be subdivided or combined.

2. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the area as shown on the Zoning Districts Map, Exhibit 3. In order to execute the Urban Renewal Plan, zoning district changes as designated on Exhibit 3 will be required. These changes will require amendments to the zoning ordinance. Action to this effect will be initiated during the execution of the Plan.

F. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department of Housing and Community Development shall submit to the Mount Clare Circle Improvement Association, Inc., or its successor, for its review and comment, all proposed amendments to the Urban Renewal Plan no later than at the time the proposed amendments are submitted to the Director of the Department of Planning by the Department of Housing and Community Development. The written comments and recommendations for this review shall be transmitted to the Mount Clare Circle Improvement Association, Inc. or its successor; otherwise, it is presumed that the proposed changes are satisfactory. Prior to passage of any ordinance amending the Urban Renewal Plan, a public hearing shall be held and the Mount Clare Circle Improvement Association, Inc., shall receive at least ten (10) days prior to such hearing written notice of the time and place of such hearing.

Providing further that with respect to any land in the project area previously disposed of by the Department of Housing and Community Development for use in accordance with the Urban Renewal Plan the then owner of such land, whose interests therein are materially affected by such changes, shall receive at least ten (10) days prior to such hearing written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected.

G. SEPARABILITY

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this Plan, or the application thereof to any person or circumstances is invalid, the remaining provisions and the application of such provisions to other persons or circumstances shall not be affected thereby, it being hereby declared that the remaining provisions of the Plan without the word, phrase, clause, sentence, paragraph section or part, or the application thereof, so held invalid would have been adopted and approved.

APPENDIX A

PROPERTIES FOR ACQUISITION AND DISPOSITION FOR RESIDENTIAL REHABILITATION

The following properties are being acquired and disposed of for residential rehabilitation. Certain properties listed below may be used, in whole or in part, as rear or side yard space for adjacent rehabilitated housing.

124 S. Arlington Avenue

118 Carey Street

915 Lemmon Street

947 W. Lombard Street

1227 W. Lombard Street

1229 W. Lombard Street

110 Parkin Street

114 Parkin Street

116 Parkin Street

125 Parkin Street

129 S. Poppleton Street

318 S. Poppleton Street

320 S. Poppleton Street

840 W. Pratt Street

852 W. Pratt Street

854 W. Pratt Street

862 W. Pratt Street

1130 W. Pratt Street

1132 W. Pratt Street

1208 W. Pratt Street

914 Ryan Street

103 S. Schroeder Street

112 S. Schroeder Street

114 S. Schroeder Street

116 S. Schroeder Street

128 S. Schroeder Street

132 S. Schroeder Street

LEGEND

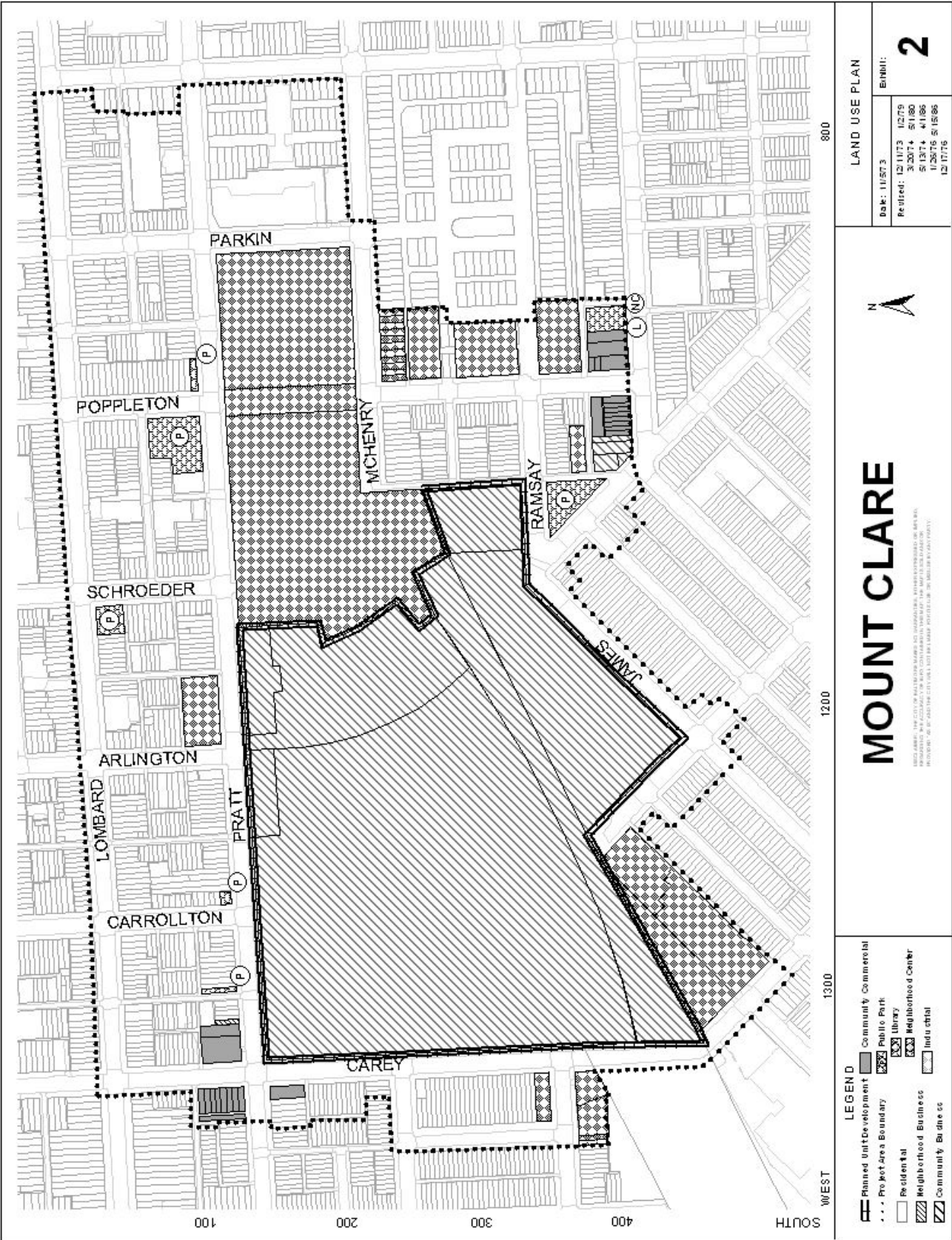
- PROJECT AREA BOUNDARY
- PROPERTY TO BE ACQUIRED
- UTILITY EASEMENT

MOUNT CLARE

PROPERLY ACQUISITION AND DISPOSITION

Lot No.	Land Use	Approx. Sq. Ft.
1	PUBLIC	1,458
2	PUBLIC	16,390
3	INDUSTRIAL	21,780
4	RESIDENTIAL	1,050
5	RESIDENTIAL	2,476
6	RESIDENTIAL	2,767
7	RESIDENTIAL	34,569
8	RESIDENTIAL	709
9	RESIDENTIAL	1,472
10	PUBLIC PARK	924
11	PUBLIC PARK	4,789
12	PUBLIC PARK	1,170
13	PUBLIC PARK	8,333
14	RESIDENTIAL	8,137
15	PUBLIC PARK	15,450
16	RESIDENTIAL	110,925
17	RESIDENTIAL	1,599
18	RESIDENTIAL	416
19	RESIDENTIAL	7,696
20	RESIDENTIAL	510
21	RESIDENTIAL	663
22	RESIDENTIAL	741
23	RESIDENTIAL	765
24	RESIDENTIAL	334
25	RESIDENTIAL	234
26	RESIDENTIAL	234
27	RESIDENTIAL	225
28	RIGHT-OF-WAY	939
29	RIGHT-OF-WAY	A
30	RIGHT-OF-WAY	1,890
31	RIGHT-OF-WAY	B
32	RIGHT-OF-WAY	C

Exhibit 2: Land Use Plan



ZONING DISTRICTS

MOUNT CLARE

LEGEND

- Project Area Boundary
- Residential
- Industrial
- Office
- Community
- Commercial
- Industrial

DATE: 11/27/23
REVISION: 3/20/24
BY: 6/27/26

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